



Clayport Gardens

Alnwick

- Semi-detached
- Three bedrooms
- Master bedroom with ensuite
- Dining kitchen
- Modern kitchen and bathroom
- Off street parking

Guide Price: £ 165,000

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ROOK
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64 Clayport Gardens, Alnwick, Northumberland NE66 1EF

A beautifully presented three bedroom house in Alnwick with gardens and parking. The accommodation is well-maintained and includes quality fixtures and fittings. Both the kitchen, bathroom and ensuite shower room have been re-fitted with contemporary units and all the floor coverings and décor are in immaculate condition. Externally the gardens have been neatly landscaped and include a lawn and gravelled borders. The windows are all double glazed and the heating is via a gas combi boiler with radiators. This is an ideal home for a family that want to be near to the centre of town and have plenty of outside space.

HALL

Door to lounge, kitchen, and bathroom

LOUNGE 15'7 x 11'4 (4.75m x 3.45m)

Dual aspect with double glazed windows to front and rear | Fireplace with electric fire | Radiator

KITCHEN 12'0 x 9'6 max (3.66m x 2.90m max)

Double glazed door to side | Double glazed windows to rear and side | Understairs cupboard housing the washing machine | Fitted wall and base units | Quartz worksurfaces | Under counter sink | Gas hob | Extractor hood | Electric oven | Integrated fridge | Integrated freezer | Vinyl tiled floor | Space for table and chairs

BATHROOM

Double glazed frosted window | Tiled walls and floor | Bath with mains shower over | Integrated W.C. with concealed cistern and wash hand basin

FIRST FLOOR LANDING

Double glazed window | Radiator | Loft hatch

BEDROOM ONE 12'3 max x 8'8 max (3.73m max x 2.64m max)

Double glazed window | Sliding door wardrobe | Radiator | Door to ensuite

ENSUITE

Double glazed frosted window | Wet wall shower cubicle with mains rain head shower | Close coupled W.C. | Pedestal wash hand basin | Tiled floor | Extractor fan | UPVC panelled ceiling | Radiator

BEDROOM TWO 11'5 x 8'2 (3.48m x 2.48m)

Double glazed window | Radiator | Cupboard housing Ideal combi-boiler

BEDROOM THREE 7'11 x 7'0 (2.41m x 2.13m)

Double glazed window | Radiator

EXTERNALLY

Gravelled parking area to front | Drive | Lawned garden | Patio area | The rear garden is laid to lawn with a gravelled border | Garden shed | Fenced boundary

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal / Coverage Blackspot: NO

Parking: DRIVEWAY

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND A | EPC RATING D

AL008664/DM/RJ/13.02.2024/V1



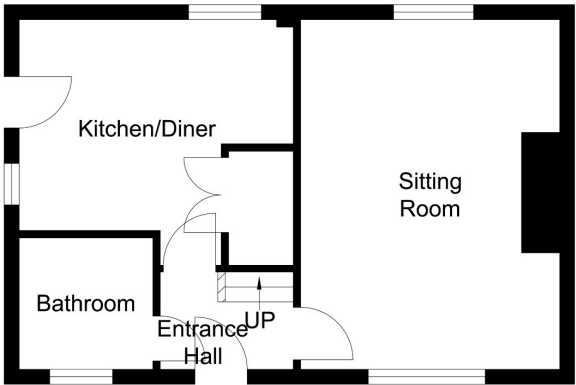
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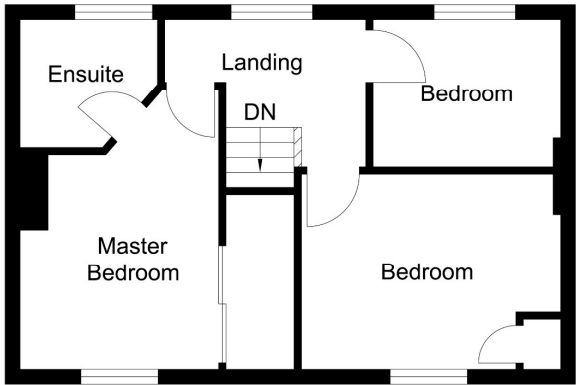
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Ground Floor



First Floor

64 Clayport Gardens

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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